

The
place
to enjoy
independent
living



wulvern

Anderton
Place

Extra Care in Kingsmead, Northwich



Anderton Place is the *place* to be!

At Wulvern we understand the importance of maximising your independence to ensure that you continue to enjoy your retirement your way.

Anderton Place is a modern and stylish development on the Kingsmead estate in Northwich that allows you to continue living independently.

You have your own private, self contained apartment plus benefit from fantastic communal facilities where there is always something going on.

Meet up for coffee with friends at the fabulous bistro, enjoy a hair cut at the salon, or relax with a holistic treatment in the spa and therapy rooms.

Our approach to Extra Care promotes a full and active lifestyle. Residents enjoy a varied activities programme designed to help you enjoy yourself, make friends and learn new skills.

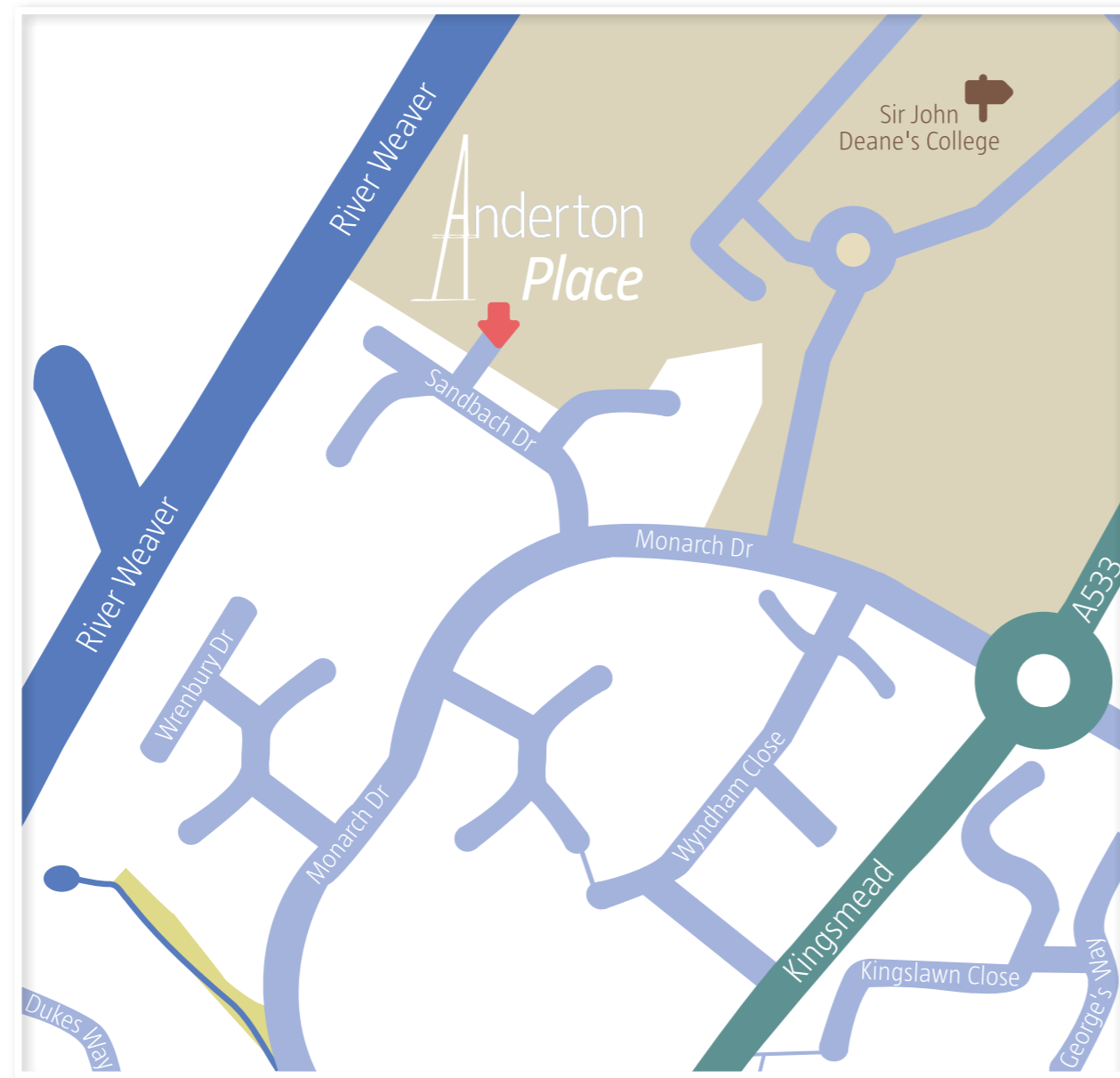
You also benefit from individual, tailored care, which is provided by the on-site care team. Plus the added support provided by our Extra Care Manager, caretaker and support team.

With apartments available to rent or to buy – we offer a number of options for making Anderton Place your new home.

Anderton Place is the place to be, offering a home for life with services which can adapt to meet your changing needs.

*Interested in a place?
Talk to us today call
01270 503673*



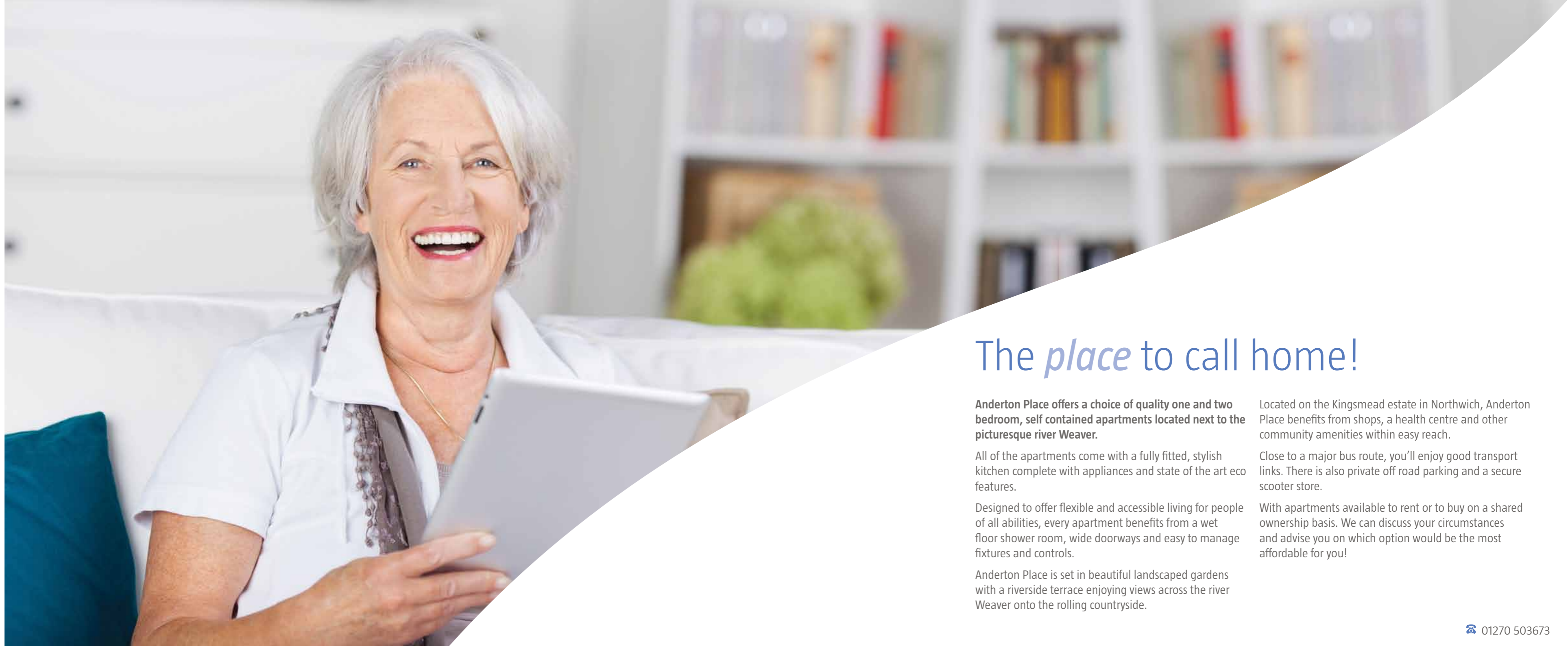


Anderton Place, Sandbach Drive, Kingsmead, Northwich, CW9 8SQ



The *place* that has it all!

- One and two bedroom self contained apartments
- Options to rent or buy on a shared ownership basis
- Secure door entry system
- Personal emergency alarm
- Bistro
- Hairdressers and beauty salon
- Health and wellbeing suite
- Activities and events programme
- Exercise suite
- Assisted bathing facilities with whirlpool bath
- On-site care team
- Scooter store
- Laundry
- Activity rooms and communal lounge
- Library and IT suite
- Guest suite
- Private parking
- Communal landscaped gardens and riverside views
- Repairs service
- Aids and adaptations service



The *place* to call home!

Anderton Place offers a choice of quality one and two bedroom, self contained apartments located next to the picturesque river Weaver.

All of the apartments come with a fully fitted, stylish kitchen complete with appliances and state of the art eco features.

Designed to offer flexible and accessible living for people of all abilities, every apartment benefits from a wet floor shower room, wide doorways and easy to manage fixtures and controls.

Anderton Place is set in beautiful landscaped gardens with a riverside terrace enjoying views across the river Weaver onto the rolling countryside.

Located on the Kingsmead estate in Northwich, Anderton Place benefits from shops, a health centre and other community amenities within easy reach.

Close to a major bus route, you'll enjoy good transport links. There is also private off road parking and a secure scooter store.

With apartments available to rent or to buy on a shared ownership basis. We can discuss your circumstances and advise you on which option would be the most affordable for you!

A safe *place*

We understand the importance of feeling safe in your own home. Anderton Place has been specifically designed to offer you safety, support and peace of mind.

There is a secure door entry system and residents benefit from being connected to our 24 hour emergency alarm link. In the event of an emergency such as a trip or fall, you can relax knowing that help is available at the touch of a button.

“Feel safe in your own home”

You also benefit from care which is tailored to suit your individual needs, available as you need it, which is provided by the onsite care team who are available 24 hours a day.

Our Extra Care Manager and support team are also on hand to support you to live as independently as possible in your new home.

If you struggle with mobility, we can arrange adaptations to your home, to make life easier for you.

Relax in the knowledge that our apartments are affordable. Wulvern is a non-profit making organisation, which means that our prices are below those on offer in the private sector.

In addition, Anderton Place benefits from the latest green technology which means that you can expect your heating and electricity costs to be low.



A *place* to enjoy!

We want you to enjoy yourself at Anderton Place!

We offer an extensive programme of social activities and events designed to keep you active in the company of fellow residents and friends.

We know that our residents are individuals with different tastes and interests, so we will tailor what's on based on what you would like to do!

As well as the programmed activities, you can also enjoy all of the great on-site facilities. Meet up with friends in the bistro, enjoy some quiet time in the library or surf the web with the grandchildren in the IT suite. There's something for everyone!

We encourage residents to invite friends and family to join them in enjoying the facilities and activities on offer to help create a vibrant community for everyone at Anderton Place!

“
*With so much on offer
this is the place to be!*
”

“Feel invigorated from head to toe in our spa and therapy rooms.”



The *place* to relax!

Feel great at Anderton Place! Our facilities and services promote wellbeing from within, designed to help improve your health and help you to feel great!

Our trained therapists offer a range of holistic treatments to improve your health. From stimulating massages to healing reflexology, we can help you to enjoy wellbeing from within.

Our pamper bathroom with a luxurious whirlpool bath, provides a tranquil retreat where you can relax and unwind.

There is also an assisted bathroom which has been specifically designed to ensure that if you have mobility issues you can enjoy assisted bathing in a calming and discreet environment.

The hair and beauty salon is the perfect place for a spot of preening, offering hair cuts and shaves to polished nails... we will have you looking and feeling great!



The *place* to eat!

Enjoy a taste of the good life at the Anderton Place Bistro!

Located at the heart of the communal facilities, the bistro serves delicious home-cooked food for residents and the wider community.

The menu offers a wide range of tempting treats and meals to suit all tastes and dietary requirements. Enjoy light meals, snacks and hearty main dishes, as well as tasty cakes, puddings and hot and cold drinks.

With its stylish interior and comfortable design, the bistro is a perfect place to catch up with family and friends.

When the weather is fine, dine al fresco and take in the views on the riverside terrace!

“Come dine with us at the
Anderton Place Bistro!”



Is this *place* for you?

Extra Care housing is primarily for those over 55 years old, but we also welcome applications if you are younger and need care and support if we feel you will benefit.

Anderton Place could be the ideal place for you if:

- You are struggling to manage in your current home and need more help
- You are anxious about security and where you live
- You feel lonely and vulnerable which is affecting your health
- You need help with day to day living such as meal preparation, domestic tasks and shopping

- You have a condition which makes you prone to falls
- You need help with bathing, dressing or personal care
- You currently live in residential care and would prefer to live more independently in self contained accommodation with assistance
- You would benefit from an on-site emergency response

We will assess your individual needs and services will be tailored to meet your requirements now and in the future. The cost of these services will be dependent on your own financial circumstances.

“Stylish yet affordable one and two bedroom apartments.”



How much is this *place*?

Anderton Place offers stylish yet affordable retirement living.

We understand that people's financial circumstances vary so we offer a range of options to help you make Anderton Place your new place.

Rent a place

The rent is charged on a weekly basis and as Wulvern is a social landlord you can be confident that they are affordable and below those on offer in the private market.

The rents for a one bedroom apartment are **£100.00** per week*.

The rents for a two bedroom apartment are **£115.00** per week*.

Buy a place

Apartments are also available to buy on a shared ownership basis which is often more affordable for those who have previously owned their own home.

Prices start from as little as **£62,500** for a **50%** share and you can purchase up to **75%** of the property.

Purchase is restricted to a maximum of 75% so that we can ensure that the development is never resold on the open market and remains dedicated to those who will benefit from Extra Care. However if you buy a **75%** share you will **not be** charged any rent on the remaining **25%**. If you purchase under a **75%** share, you will pay rent on the remaining share owned by Wulvern.

Care

Care is provided by our care partners and this is charged separately depending on the level of care you require.

In addition there will be a weekly service charge of around **£55.00** for a single person.

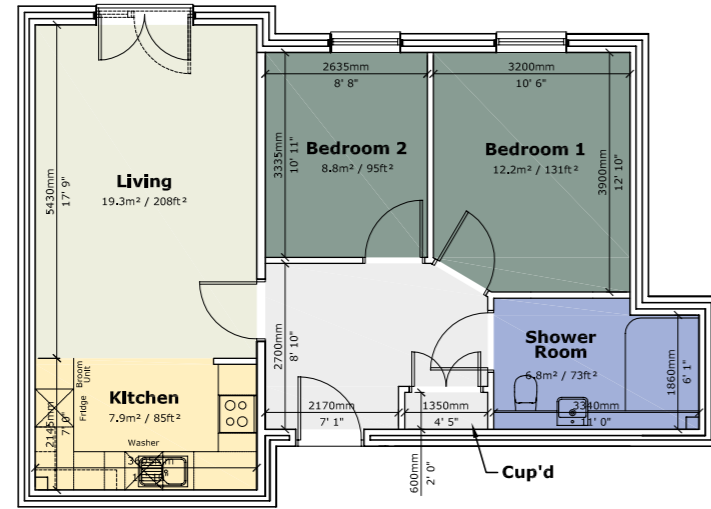
We offer a full financial assessment and we will work with you to maximise your income.

* These are estimated rents, which will be confirmed in February 2014.

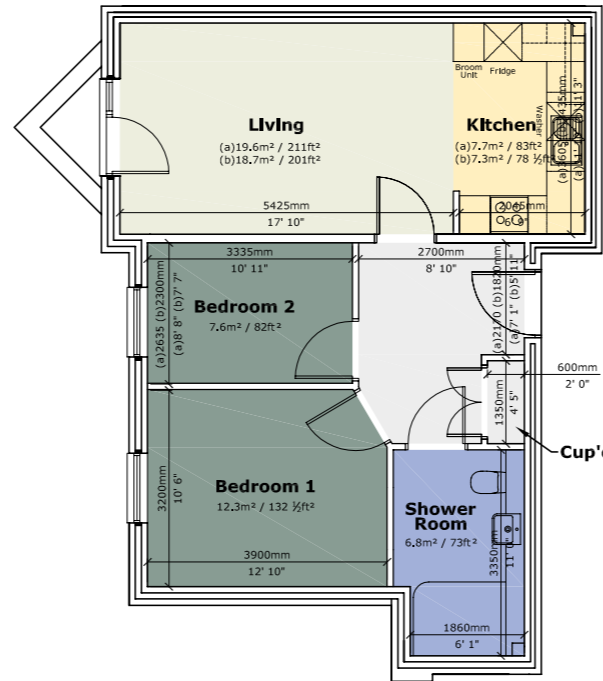
Floor Plans A - E

Please note that all dimensions are approximate and some may slightly vary in size.

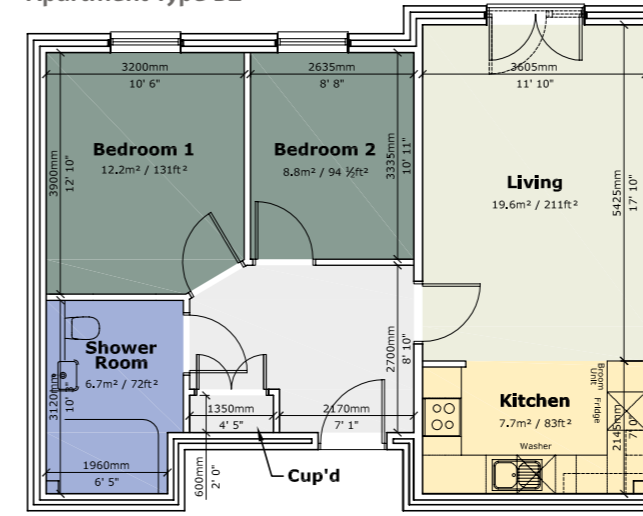
Apartment Type A2



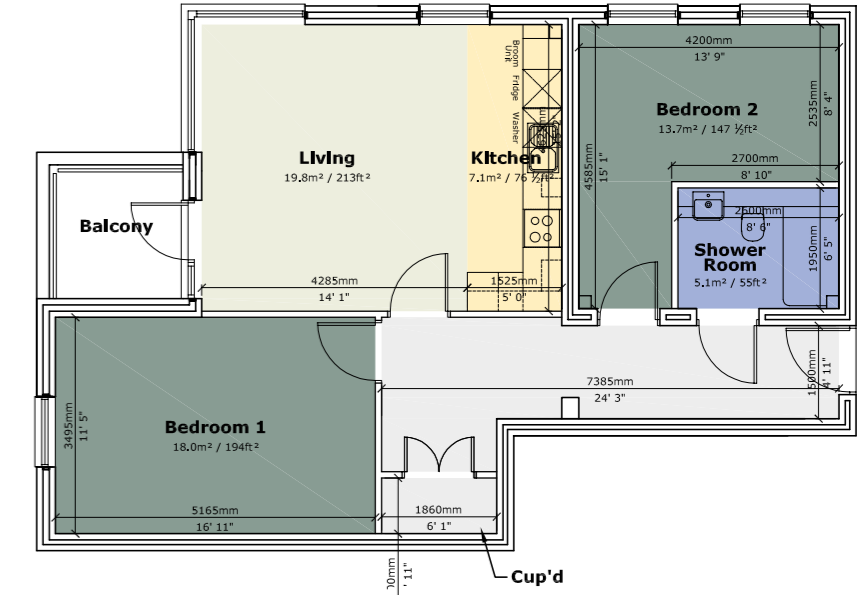
Apartment Type A3



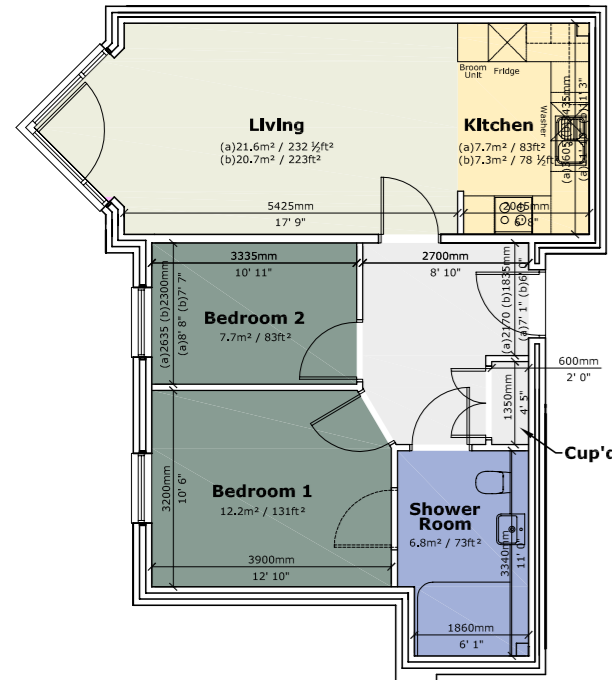
Apartment Type B2



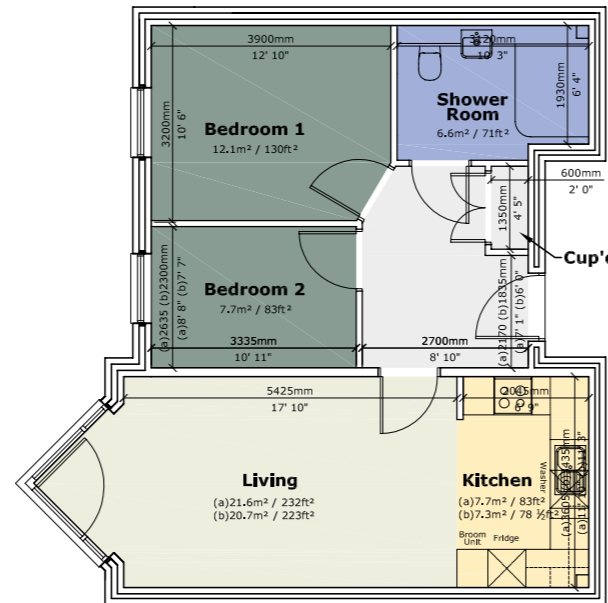
Apartment Type D



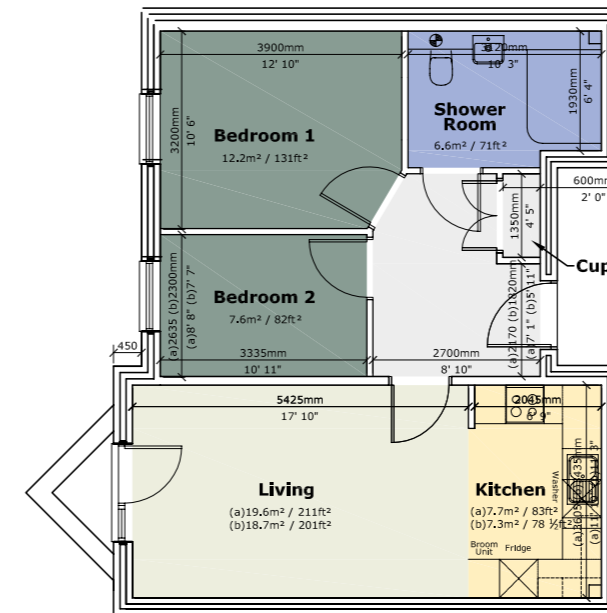
Apartment Type A1



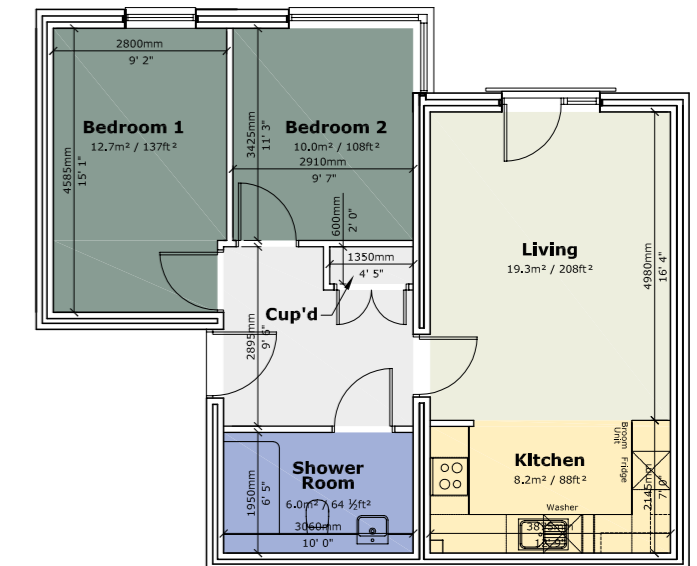
Apartment Type B1



Apartment Type B3



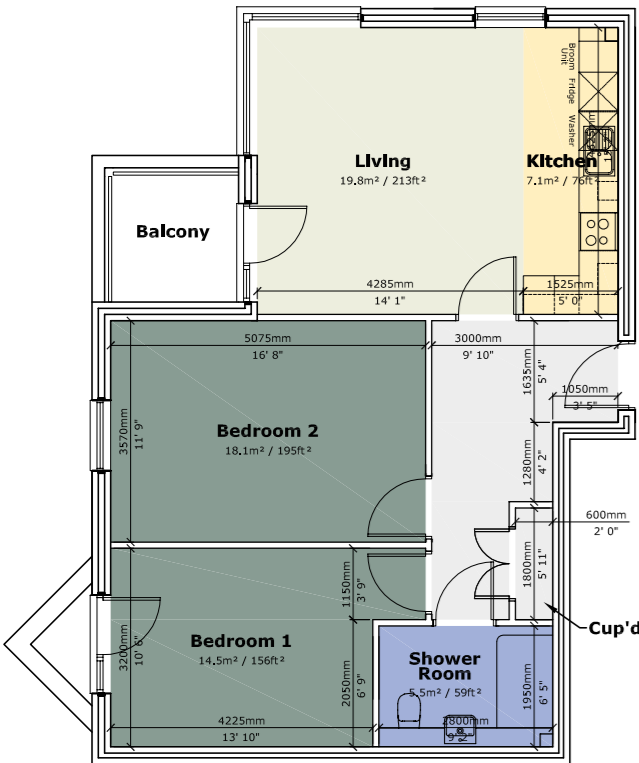
Apartment Type E



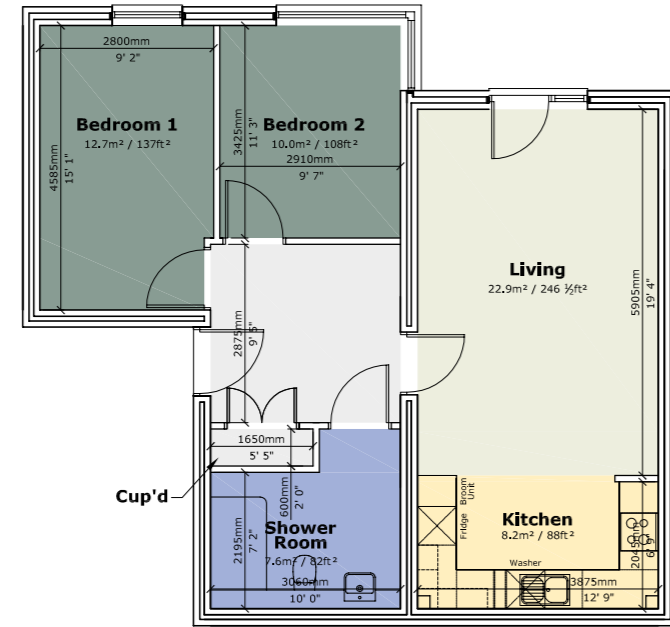
Floor Plans F - N

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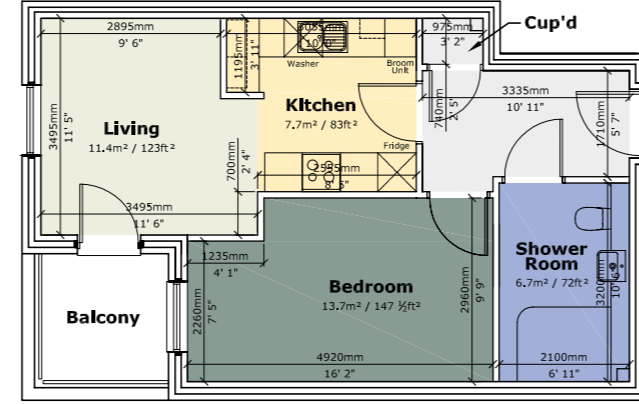
Apartment Type G



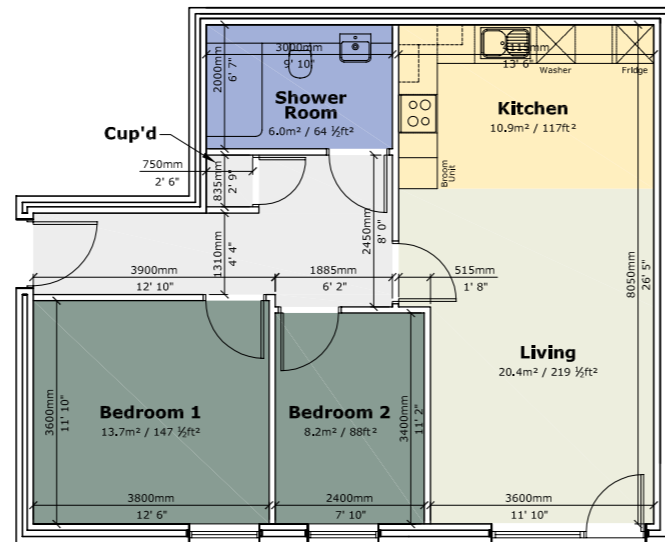
Apartment Type H



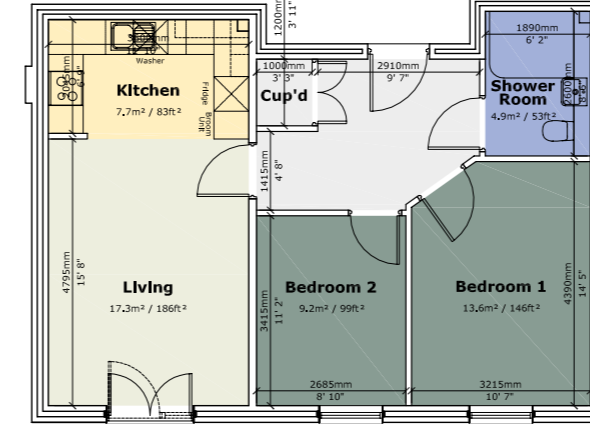
Apartment Type F



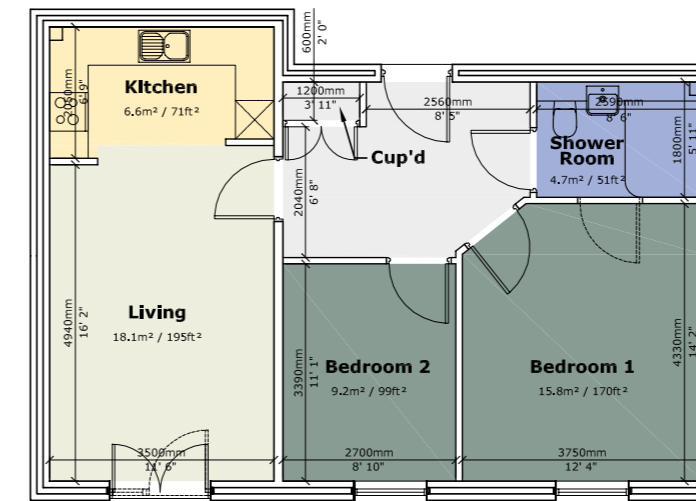
Apartment Type J



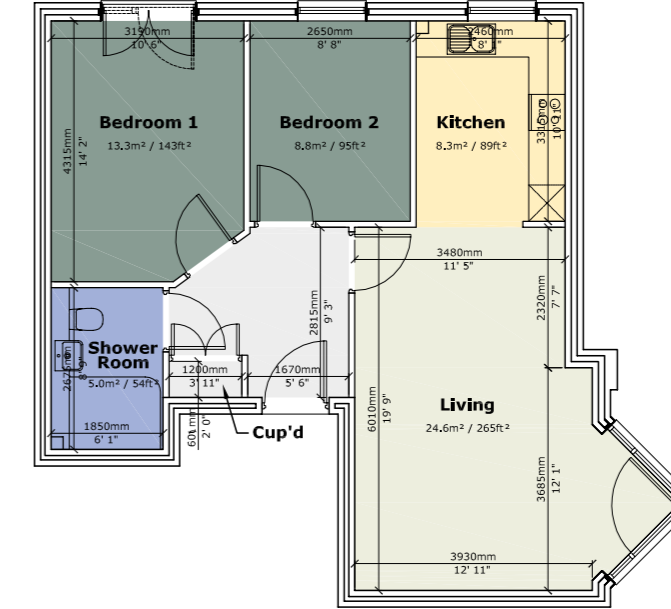
Apartment Type K



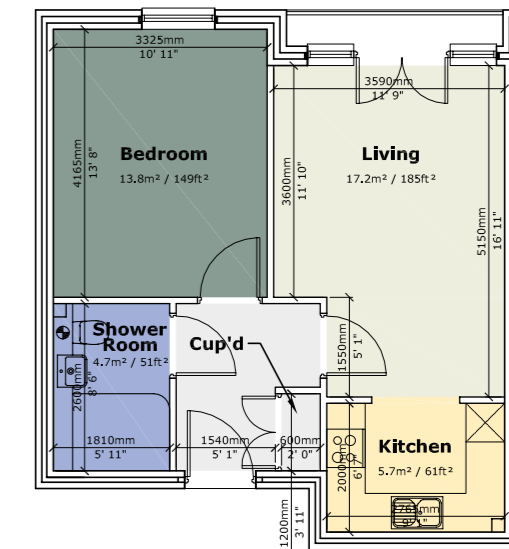
Apartment Type M



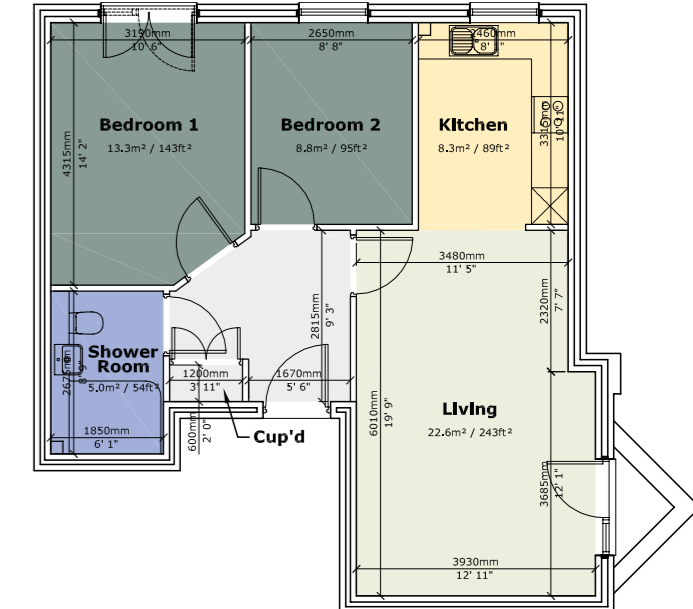
Apartment Type L1



Apartment Type N



Apartment Type L2





Interested?

Talk to Wulvern's friendly team today on 01270 503519.

We can offer information, advice and discuss your circumstances with you. Our show flat will be open from **January 2014**. In the mean time, we will be happy to show you our recently completed Extra Care scheme at Pickmere in Crewe. This scheme has just been awarded the prestigious title of the **North West Winner of the Residential Category 2013**, at the Royal Institution of Chartered Surveyors awards!

Anderton
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Why you might not be offered a *place*

Whilst we welcome applications from everyone, there may be a number of reasons why you may not be accepted. You may be excluded from consideration if one of the following applies:

- You are unable to live independently even with support
- You would be unable to pay the rental charges
- You are not entitled to residency in the UK
- You are considered likely to cause a nuisance to other tenants
- You have a conviction for an offence that is incompatible with living in older person's accommodation
- You are known to have breached tenancy conditions with any council or Registered Social Landlord for either your current tenancy or a previous one

Sometimes Extra Care is unsuitable because it is unable to meet all of your needs, if so we will direct you to more suitable housing options or services in the area of your choice.

If you feel the decision is wrong or unfair you have the right to appeal against it by contacting the Extra Care Manager on **01270 506200**.





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☎ 01270 503673

🌐 wulvern.org.uk

📘 [wulvernhousing](https://www.facebook.com/wulvernhousing)